001.0	0003	0036.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,500 /	898,500
					USE VALUE:	898,500 /	898,500
					ASSESSED:	898,500 /	898,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALEDAS GEORGE	
Owner 2:		
Owner 3:		
Street 1:	10 FAIRMONT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,150 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2398 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4150.000	458,300	4,600	435,600	898,500
Total Card	0.095	458,300	4,600	435,600	898,500
Total Parcel	0.095	458,300	4,600	435,600	898,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.69 | /Parcel: 374.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	1116
GIS Ref	
GIS Ref	
Insp Date	09/30/17

!109!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	458,400	4600	4,150.	435,600	898,600	898,600	Year End Roll	12/18/2019
2019	104	FV	355,500	4600	4,150.	462,800	822,900	822,900	Year End Roll	1/3/2019
2018	104	FV	355,500	4600	4,150.	337,600	697,700	697,700	Year End Roll	12/20/2017
2017	104	FV	345,900	4600	4,150.	294,000	644,500	644,500	Year End Roll	1/3/2017
2016	104	FV	345,900	4600	4,150.	250,500	601,000	601,000	Year End	1/4/2016
2015	104	FV	308,100	4600	4,150.	245,000	557,700	557,700	Year End Roll	12/11/2014
2014	104	FV	308,100	4600	4,150.	201,500	514,200	514,200	Year End Roll	12/16/2013
2013	104	FV	320,700	4600	4,150.	191,700	517,000	517,000		12/13/2012

PRINT

Date	Time
12/10/20	15:59:12

LAST REV

Date	Time
10/11/17	09:18:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 109

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	804-177		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	1116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2003	945	Siding	11,900					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Inspected	HS	Hanne S
7/22/2017	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	372	PATRIOT
3/10/2004	External Ins	BR	B Rossignol
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4150		Sq. Ft.	Site		0	80.	1.31	1									435,601						435,600	

Total AC/HA: 0.09527 | Total SF/SM: 4150 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 435,601 | Spl Credit | Total: 435,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08786488
Const Adj.:	0.99534553
Adj $ / SQ:	184.076
Other Features:	102341
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622744
Depreciation:	164404
Depreciated Total:	458339

COMMENTS

646-4758.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

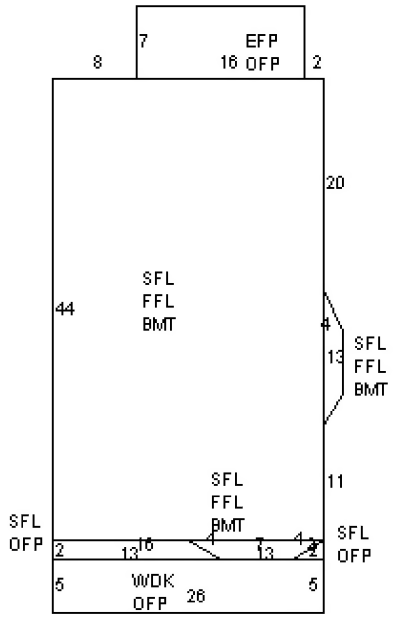
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.08
Special Features:	0	Val/Su Net:	111.86
Final Total:	458300	Val/Su SzAd	191.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	184.080	223,653
BMT	Basement	1,183	55.220	65,329
FFL	First Floor	1,183	184.080	217,762
OFP	Open Porch	274	22.420	6,142
WDK	Deck	130	13.630	1,772
EFP	Enclos Porch	112	51.290	5,745

Net Sketched Area:	4,097			Total:	520,403
Size Ad	2398	Gross Are	4097	FinArea	2398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0003-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1940	19.13	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc